

VANCOUVER CITY COUNCILSPECIAL INFORMATION MEETING

July 28, 1977

A Special Information Meeting of Vancouver City Council was held on Thursday, July 28, 1977, at approximately 7:40 p.m. in the Auditorium, Bayview Community School, 2251 Collingwood Street.

PRESENT: Alderman M. Ford, Deputy Mayor, Chairman
Alderman D. Bellamy
Alderman M. Brown
Alderman B. Gerard
Alderman W. Kennedy
Alderman D. Marzari
Alderman H. Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman W. Gibson
Alderman M. Harcourt (Leave of Absence)

CLERK TO THE
SPECIAL INFORMATION MEETING: J. Thomas

Proposed Development, West Side Wallace Street
Between West 2nd Avenue and Point Grey Road

City Council, on August 25, 1976, approved the rezoning of the above property from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, permitting apartment building, townhouses and ancillary uses including off-street parking subject to a number of conditions.

Subsequently, the following three Development Permit Applications were filed:

- D.P.A. No. 77319 - 3875 West 2nd
Applicant: J. Keith-King
Architect for Point Grey Housing
- D.P.A. No. 77435 - 1725 Wallace
Applicant: B. Olson
Architects/Program Planners for
Penta Co-op Housing Association
- D.P.A. No. 77926 - 3890 Point Grey Road
Applicant: H. Weinreich
Architect for Dunbar Village
Community Co-op

Neighbouring property owners were notified and several objections were received. The matter was reported to City Council by the Director of Planning and Council, at its meeting on June 28, 1977, passed the following motion:

"That City Council hold a public information meeting at which the three applicants and the City's Co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application. Further that the delegation from the Jericho Area Citizens Association be invited to make representation at the proposed public information meeting."

Cont'd . . .

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Individual development proposals for the site were reviewed by the developers with the aid of charts and slides. Mr. Olson commented on the history of the Penta development, fiscal aspects of the housing co-operative and stressed the primary aim was to achieve housing in harmony with the surrounding community.

Mr. H. Weinreich, referring to criticism levelled at changes in parking from underground to surface, stated that initially underground parking had been included in the Dunbar Village scheme although there was no requirement for it. As negotiations progressed with the City it became obvious funds were not available and the co-op, recognizing neighbourhood concerns regarding on-street parking, adapted the project to provide on-site parking that would not be visible from the street.

Mr. W. Lane, G.V.R.D. Director of Regional Development, expressed pride in the Greater Vancouver Housing Corporation scheme. Designed to be inward oriented, the development contained one less unit than the original proposal and access had been removed from one entrance on Wallace Street to two entrances on 2nd Avenue. There was greater backyard space, more privacy and improved landscaping. Considerable national interest had been expressed in the Greater Vancouver Housing Corporation's report on the project, with the Federal Government ordering 15,000 copies for country-wide distribution.

Mr. A.R. Floyd, Development Permit Group, outlined the major differences between the drawings displayed at the Public Hearing in August, 1976, and those submitted with the Development Permit applications. The changes included the re-orientation of units, elimination of underground parking by the provision of surface parking, increased site coverage due to the surface parking, and extension of the lane through the site to Wallace Street. The three proposals met zoning requirements and were now awaiting the issuance of Development Permits.

The site co-ordinator for the City, Mr. A. Langley, commented on various aspects of the development proposals. Mrs. P.A. Wolfe, City Financial Analyst, reviewed the lease arrangements and pointed out the buildings reverted to the City after fifty years. Mr. Ian Adam, Transportation Engineer, referred to traffic problems in the area emanating from recreational uses of the waterfront, the yacht and tennis clubs. Mr. Adam advised there was particular concern about parking on residential streets and the City Engineer was investigating means whereby the situation could be improved.

Mr. J. Hill, Jericho Area Citizens' Association, presented a brief (on file in the City Clerk's Office) expressing concerns of residents in the area and called for a local area planning study by the City prior to any development decisions being made, such study to cover the following issues:

- (a) Jericho Park and Beach - its future development, traffic generated, parking, co-ordination of Parks Board with the perimeter area.
- (b) Yacht Club, Tennis Club, Brock House Recreational Centre, e.g. future membership, parking, controls and such things as eating and cocktail establishments associated with the above type clubs.
- (c) The two hundred and some odd unit seniors project at 4th & Wallace, its impact, future - e.g. possible younger residents - lack of in-house and visitor parking.
- (d) Present and future apartment development north side of 4th Avenue to Wallace Street - e.g. 62 suite condominium development by Landmark due for sale and occupancy mid August 1977.

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- (e) Future of Defence and Deaf School lands south of 4th Avenue.
 - 1. Density if developed
 - 2. Type of housing
 - 3. Commercial, if any
- (f) Impact of recently added high activity commercial projects such as the liquor store at 4th & Highbury and the Jericho pub.
- (g) Widening of 4th Avenue and the proposals to shift more traffic onto 4th Avenue at Burrard Street and Macdonald St., solving the Pt. Grey Road west of Macdonald traffic situation.
- (h) Future development of the University - e.g. hospitals, university-associated industry and the possible development of the Endowment Lands, living area or park area.
- (i) The future and well being of the long established well-kept community of the area of Jericho and north slope of east Point Grey.

The brief commented that the immediate area at Jericho bounded by water, park and arterial streets had only two effective sides on which to enter and/or exit the community, both requiring left turns from stop streets onto heavily travelled arterial streets. This in itself precluded density increase, especially in light of all the other public recreational conveniences well established within the area.

Ms. Judith Anderson submitted a brief on behalf of Penta (on file) submitting the Association's proposal for compact, moderately priced housing provided a sensible and optimum compromise for the use of the site.

Mr. Stan Donaldson, Vice-President, Dunbar Village, introduced to the audience a number of the members of the co-operative and pointed out many were long-term residents of the West Side who looked upon the area as home and wished to continue living there.

Alderman Ford called for speakers for or against the proposal and representations were received from the following:

Opposed to the Development

Mr. M. Dale, area resident
 Mr. P. Howarth, Jericho Area
 Citizens' Association (brief on file)
 Mr. M. Baker
 Mr. J. McCrum
 Mr. L. Bayly (brief on file)
 Mr. D. Carter
 Mr. J. Carriere

In Favour of the Development

Mrs. H. Currie
 Mr. C. Loewi (presented a brief, on file, on behalf of Dr. Josephine Mallek)
 Ms. B. Hunter
 Ms. B. Baker
 Ms. B. Westcott
 Ms. B. Lawidsen
 Mr. C. Lytle
 Mr. W. Nemten
 Mrs. A. Spindel
 Mrs. K. Emberly

Mr. H. Walker was in favour of housing per se on the site but opposed to architectural aspects of the development.

The Chairman noted letters (on file in the City Clerk's Office) supporting the Penta proposal from the following:

- Community Planning Association of Canada, B.C. Division;
- Western Community Housing Federation;
- Ms. B. Loewi
- Ms. S. Wrightman

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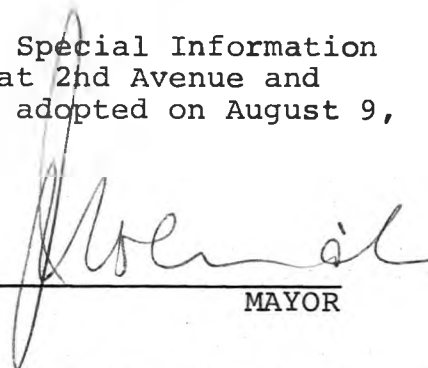
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Members of Council present summarized their positions with Aldermen Ford, Brown and Kennedy expressing concern about traffic and on-street parking problems in the area and urging a joint study by the City Engineering Department and Park Board; Alderman Bellamy supported taking a second look at the development in an attempt to arrive at a reasonable solution acceptable to area residents. Aldermen Rankin and Gerard spoke generally favouring the development. Aldermen Ford and Kennedy also expressed concern about design aspects of the Greater Vancouver Housing Corporation project.

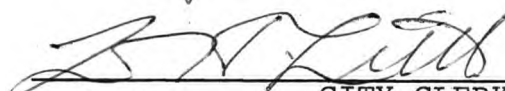
The meeting adjourned at approximately 10:45 p.m.

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The foregoing are Minutes of the Special Information Meeting re Proposed Development at 2nd Avenue and Wallace Street of July 28, 1977, adopted on August 9, 1977.



 MAYOR



 CITY CLERK